

for sale



The industrial property specialists

UNIT 23 ELSWICK ROAD ARMSTRONG INDUSTRIAL ESTATE TYNE & WEAR NE37 1LH



- MID TERRACE TRADE COUNTER / WAREHOUSE UNIT WITH PARKING
- TOTAL GIA: 143.06 M² (1,539 SQ FT)
- ESTABLISHED LOCATION WITH BUSY COMMERCIAL TRADE ACTIVITY
- FREEHOLD OFFERS IN THE REGION OF £180,000 (SUBJECT TO CONTRACT)
- UNIQUE OPPORTUNITY FOR INVESTOR / OCCUPIER

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

The subject property is located on Elswick Road, Armstrong Industrial Estate, Washington.

The location offers excellent communication links to the A1(M) and A19 via the A194, a short distance away.

Armstrong Industrial Estate is an established and recognised trade counter and quasi retail location. ALDI and B&Q are adjacent occupiers as well as many other industrial and commercial businesses.

The surrounding area offers a mixture of residential, commercial, retail and leisure use.

Exact location shown on the attached plan.

DESCRIPTION

The property offers self-contained mid terrace trade counter / warehouse unit with dedicated open car parking to the front.

Constructed of steel frame design with a flat metal decked and felted roof over offering brick infill walls to side and rear elevation.

Vehicular access is via a single automatic security roller shutter door (3.2m * 3m). Internally the warehouse provides concrete floors, strip lighting and an effective eaves height of 3.5m.

In addition, there is a small trade / showroom to the front with a lean to slate roof and separate

pedestrian access (with full security shutters). To the rear of the trade counter are WC facilities.

Externally to the front there is a small tarmac area for car parking and grass landscaped to the rear.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

Trade counter / warehouse
(inc WC and office)

**TOTAL GIA: 143.06M²
(1,539 SQ FT)**

SERVICES

It is understood the property benefits from all mains services.

All interested parties will need to check / verify the existing services with the service providers.

BUSINESS RATES

It is understood the from the VOA Website the site and property is assessed as follows:

RV £7,500

(All interested parties contact the Local Authority to confirm these figures.)

TENURE

The site is held under freehold title (TY 198675).

Full details upon request.

PRICE

Our client is seeking freehold offers in the region of £180,000 (one hundred and eighty thousand pounds) – Subject to Contract.

ENERGY CERTIFICATE

D-78

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

MONEY LAUNDERING

In accordance with anti-money laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

The Purchaser will be responsible for the Vendors reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

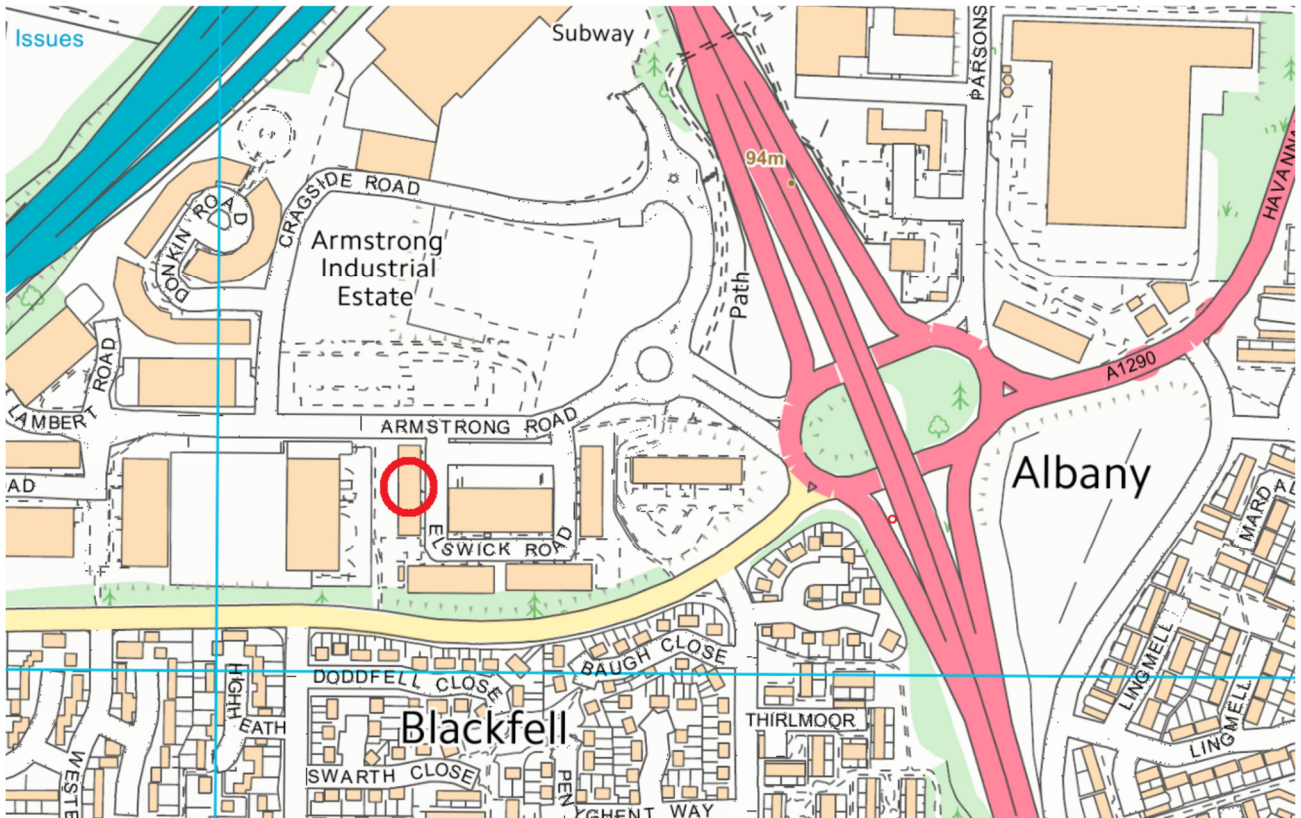
Tel: 07841 871710

Email:

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January 2023

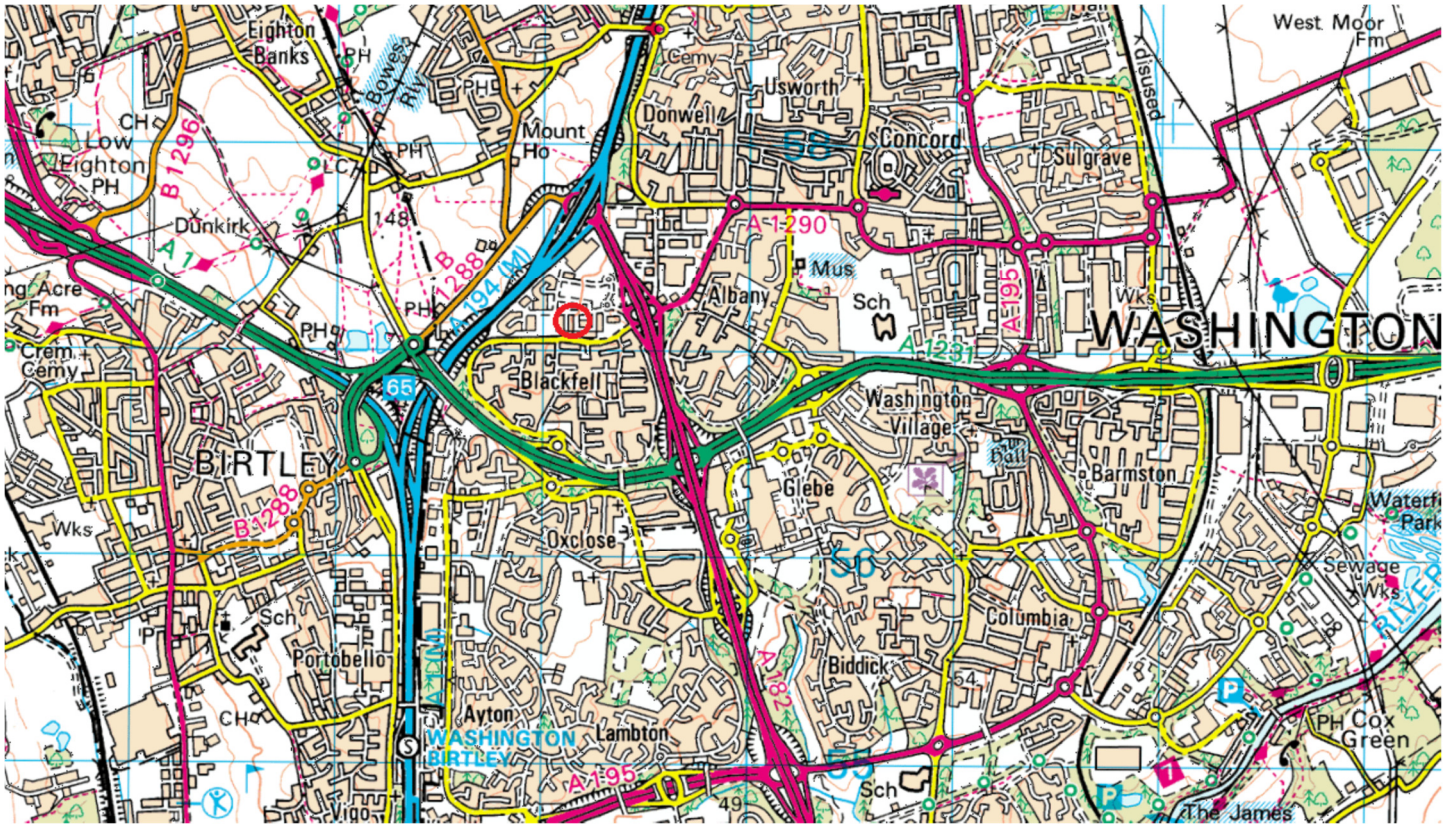




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